



**Glendale Road, Sprotbrough Doncaster**



**welcome to**

**Glendale Road, Sprotbrough, Doncaster**

Guide Price £375,000 - £399,000 This three bedroom detached dormer bungalow benefits with extended family living space, situated on a corner plot with wrap around gardens, two driveways, a garage and is offered to the market with no onward chain! Close to a range of shops, schools and amenities.



### **Entrance**

With a front facing exterior door, a central heating radiator and a built-in storage cupboard.

### **Lounge Diner**

A spacious room with front and side facing double glazed windows, a feature fireplace as the focal point of the room, two central heating radiators and access through to the kitchen.

### **Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. There is plumbing for a washing machine, a split level oven and grill, an induction hob and area for a fridge-freezer. There is tiling to the walls and floor, a built-in storage cupboard and access to the conservatory.

### **Conservatory / Sun Lounge**

With a tiled floor, double glazed windows providing an abundance of natural light and sliding doors to the rear garden. There is a further door to the integral garage.

### **Bedroom Three**

With a front facing double glazed window and a central heating radiator. A versatile room which could conveniently cater as a further reception room or home office.

### **Shower Room**

Situated on the ground floor with tiling to the walls, there is a walk-in shower, a wash hand basin and a low flush W.C. There is a side facing obscure double glazed window and a heated towel rail.

### **First Floor Landing**

With a useful storage cupboard.

### **Bedroom One**

With a front facing double glazed window, a central heating radiator and storage within the eaves housing the wall mounted boiler.

### **Bedroom Two**

With a front facing double glazed window and a central heating radiator.

### **Outside**

To the front of the property there is a mature shrub and lawned garden with a stone feature wall providing a private and enclosed frontage, there is a driveway to the front with a further driveway to the side which in-turn leads to the integral garage. To the rear there is a well-established lawned garden with patio area.

### **Integral Garage**

With an up and over door.



**view this property online** [williamhbrown.co.uk/Property/DCR126313](http://williamhbrown.co.uk/Property/DCR126313)



welcome to

## Glendale Road, Sprotbrough Doncaster

- Guide Price £375,000 - £399,000
- THREE BEDROOM DETACHED DORMA BUNGALOW
- SPACIOUS ACCOMMODATION THROUGHOUT
- REAR KITCHEN
- DUAL ASPECT LIVING ROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£375,000-£399,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR126313](http://williamhbrown.co.uk/Property/DCR126313)



Property Ref:  
DCR126313 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**